032.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	984,200	/	984,200
USE VALUE:	984,200	/	984,200
ASSESSED:	984,200	/	984,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
280		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIOCCARIELLO JOHN B
Owner 2:	CHIOCCARIELLO JACQUELINE M
Owner 3:	
Street 1:	280-282 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KONDO ERIK & SACCO RICHARD -
Owner 2:	TRS/280 BROADWAY REALTY TR -
Street 1:	25 CLAREMONT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,707 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 1910, having primarily Aluminum Exterior and 4418 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3059.550	380,185	6,500	255,320	642,005
325	1647.450	204,715		137,480	342,195
Total Card	0.108	584,900	6,500	392,800	984,200
Total Parcel	0.108	584,900	6,500	392,800	984,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 222.76 | /Parcel: 222.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	22228
GIS Ref	
GIS Ref	
Insp Date	09/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 032.0-0002-0002.0

!2661!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	013	FV	584,700	6500	4,707.	392,800	984,000	984,000	Year End Roll	12/18/2019
2019	013	FV	457,800	6700	4,707.	392,800	857,300	857,300	Year End Roll	1/3/2019
2018	013	FV	454,700	6700	4,707.	263,800	725,200	725,200	Year End Roll	12/20/2017
2017	013	FV	454,700	6700	4,707.	252,500	713,900	713,900	Year End Roll	1/3/2017
2016	013	FV	454,700	6700	4,707.	230,100	691,500	691,500	Year End	1/4/2016
2015	013	FV	447,500	6900	4,707.	185,200	639,600	639,600	Year End Roll	12/11/2014
2014	013	FV	444,200	6900	4,707.	165,600	616,700	616,700	Year End Roll	12/16/2013
2013	013	FV	444,200	6900	4,707.	157,100	608,200	608,200		12/13/2012

PRINT

Date	Time
12/10/20	18:01:46

LAST REV

Date	Time
05/23/19	15:07:50

jorourke

USER DEFINED

Prior Id # 1:	22228
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2661

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KONDO ERIK & SA	40105-348		7/24/2003		699,000	No	No		
FAMOLARE ANTHON	24321-106		3/6/1994		163,500	No	No		L

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2017	1224	Inter Fi	99,000	C				
4/4/2014	305	Renovate						
2/13/2014	111	Manual	1,500	O				
5/12/2004	409	Renovate	92,000			G6	GR FY06	renovate hair dre
4/27/2004	262	Inter-De	5,000			G6	GR FY06	
1/11/2002	15	Re-Roof	4,000	C				
3/15/1995	113	Alterati	10,000					REMODEL OFFICE

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2019	I & E Return	JO	Jenny O
9/12/2018	MEAS&NOTICE	PH	Patrick H
6/12/2014	Info Fm Prmt	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
4/7/2009	Meas/Inspect	201	PATRIOT
3/2/2005	Permit Visit	BR	B Rossignol
11/3/2000	Hearing Chag	201	PATRIOT
11/3/2000	Inspected	201	PATRIOT
3/16/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4707		Sq. Ft.	Site		0	70.	1.19	11									392,848	325	35				392,800	

Total AC/HA:	0.10806	Total SF/SM:	4707	Parcel LUC:	013	Res. / Comm.	Prime NB Desc:	ARLINGTON	Total:	392,848	Spl Credit		Total:	392,800

EXTERIOR INFORMATION

Type:	52 - Mixed Old		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

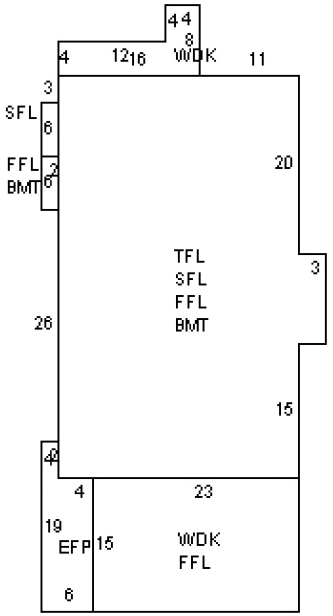
BK; 21099 PG; 480. JACQUIS SALON.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

SKETCH



GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:	325	Alt %:	35
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	M
Totals			
2	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	35
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	120.00
Size Adj.:	0.90584791
Const Adj.:	1.02561772
Adj $ / SQ:	111.486
Other Features:	136642
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718604
Depreciation:	133660
Depreciated Total:	584944

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	122.64
Special Features:	0	Val/Su Net:	99.41
Final Total:	584900	Val/Su SzAd	142.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,602	111.490	178,601
BMT	Basement	1,257	39.720	49,924
SFL	Second Floor	1,257	111.490	140,138
TFL	Third Floor	1,245	111.490	138,801
WDK	Deck	425	8.570	3,641
EFP	Enclos Porch	98	56.410	5,529

Net Sketched Area:	5,884			Total:	516,634
Size Ad	4104	Gross Are	5884	FinArea	4418

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	25		
FFL	100	RTL	100	A	1

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 032.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	2000	A	AV	1995	4.00	T	19.2	104			6,500			6,500

More:	N	Total Yard Items:	6,500	Total Special Featues:	
Total:	6,500				